

IN RE: PETITION FOR ADMINISTRATIVE  
ZONING VARIANCE  
N/S Stevenswood Road, 220 ft.  
E of Lauri Road  
8526 Stevenswood Road  
2nd Election District  
2nd Councilmanic District  
Willie Mae Brandon  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Willie Mae Brandon, for that property known as 8526 Stevenswood Road in the Stevenswood subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 1802.3.B and 301.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback for an open projection (carport) of 4 ft., and a sum of side yard setbacks of 12 ft., in lieu of the minimum required 12 ft. and 20 ft. respectively, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of May, 1993 that the Petition for a Zoning Variance from Section 1802.3.B and 301.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback for an open projection (carport) of 4 ft., and a sum of side yard setbacks of 12 ft., in lieu of the minimum required 12 ft. and 20 ft. respectively, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 5/27/93  
By M. Brandon

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

May 26, 1993

Mr. Willie Mae Brandon  
8536 Stevenswood Road  
Baltimore, Maryland 21244

RE: Petition for Administrative Variance  
Case No. 93-366-A  
8536 Stevenswood Road

Dear Mr. Brandon:

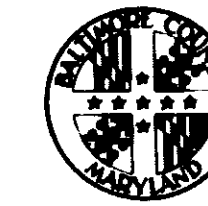
Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.



Petition for Administrative Variance  
93-366-A  
to the Zoning Commissioner of Baltimore County

for the property located at 8536 Stevenswood Rd.  
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (211.3), 301.A to allow a side yard setback for an open projection (carport) of 4 ft. and a sum of side yard setbacks of 12 ft. in lieu of the minimum required 12 ft. & 20 ft. respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Legal Owner(s)  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Phone No.  
Name, Address and phone number of legal owner. Contract purchaser or representative to be contacted.  
Name, Address and phone number of legal owner. Contract purchaser or representative to be contacted.  
A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

REVIEWED BY: [Signature] DATE: 4-23-93  
ESTIMATED POSTING DATE: 5-9-93

ITEM # 381

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY 93-366-A  
Towson, Maryland

District: 220  
Posted for: Variance  
Petitioner: Willie Mae Brandon  
Location of property: 8536 Stevenswood Rd, 220' E/Lauri Rd  
Location of Sign: Facing 220' E/Lauri Rd, 220' E/Lauri Rd  
Remarks: [Signature]  
Posted by: [Signature]  
Number of Signs: 1  
Date of Posting: 5/1/93  
Date of return: 5/1/93

Affidavit in support of  
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at: 8536 Stevenswood Rd  
Baltimore, Md. 21244

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHED

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Willie Mae Brandon  
Willie Mae Brandon

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11th day of November, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Willie Mae Brandon

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11-16-92

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 1, 1993

93-366-A #381  
Attachment  
4/3/93

The reason that I am filling for a petition is because I could not get a permit to build a carport attached to my property. The zoning requires that there is 7'6" from the structure to the property line, I would only have approx. 4' from the structure to the property line after building the carport.

Willie Mae Brandon

THE DESCRIPTION  
- 3 copies required

Three copies of the zoning description of your property are required. Type or print this description, standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 8536 STEVENSWOOD RD.  
(Address)  
Beginning at a point on the North side of STEVENSWOOD RD. which is 50' wide of street on which property fronts (number of feet of right-of-way width) 220' (number of feet) (north, south, east or west) East of nearest improved intersecting street LAURI RD. which is 50' wide. "Being lot 10, Block 12, in the subdivision of STEVENSWOOD RD. as recorded in Baltimore County Plat Book #123, Folio #123, containing 11,375 sq. ft. Also known as 8536 STEVENSWOOD RD. and located in the 12th Election District. (property address)

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber [ ], Folio [ ] and include the measurements and directions (metes and bounds only) here and on the plat in the current location.

Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 02" E. 87.2 ft., S. 62° 19' 00" N. 318 ft., and S. 08° 15' 22" E. 80 ft. to the place of beginning.



Zoning Administration & Development Management  
111 West Careyville Avenue  
Towson, Maryland 21204

receipt  
93-366-A

Account: R-001-6190

Number: 381

Taken in by: [Signature]

Date 4-23-93

Willie Mae Brandon  
8536 Stevenswood Rd.

# 010 Variance (224) 50.00  
# 080 Sign + Posting 35.00  
Total 85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management



May 20, 1993

(410) 887-3353

Ms. Willie Mae Brandon  
8536 Stevenswood Road  
Baltimore, MD 21244

RE: Case No. 93-366-A, Item No. 381  
Petitioner: Willie Mae Brandon  
Petition for Administrative Variance

Dear Ms. Brandon:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on May 9, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

SHA Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

4-29-93

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 93-366-A (JSS)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_

Telephone for Impaired Hearing or Speech  
283-7555 Baltimore Metro - 585-8481 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: May 4, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 359, 360, 367, 368, 370, 381 and 382.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long  
Division Chief: Gary L. Brown

PK/JL:lw

360.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

Date: May 3, 1993

FROM: Captain Jerry Pfeifer  
Fire Department

SUBJECT: Comments for 05/10/93 Meeting

Item 374	Townhouses for which the initial building permit is applied for after 07/01/92 shall be sprinklered.
Item 375	No Comments
Item 376	No Comments
Item 377	No Comments
Item 378	No Comments
Item 379	No Comments
Item 380	No Comments
Item 381	No Comments
Item 382	No Comments
Item 383	No Comments
Item 384	No Comments
Item 385	No Comments

RECEIVED  
MAY 4 1993  
ZADM

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

April 23, 1993

TO: Zoning Commissioner/Deputy Zoning Commissioner

FROM: John J. Sullivan, Jr.  
Planner II

SUBJECT: Variance Petition, Item #381

I informed Mr. Wendell E. Ferguson, applicant for the petition of Willie Mae Brandon, that the "see attached" reason for hardship or practical difficulty should be on the petition forms plus more detailed. Mr. Ferguson stated that this is the third time he has tried to file Ms. Brandon's petition and he wanted to submit it as is and with no photos.

JJS:jaw

"See attached" is not detailed however, plat shows proposed carport, also dimensions show only 8 feet on other side - deck to rear -  
OK to grant  
Lawrence & Schmidt

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

April 30, 1993

(410) 887-3353

Willie Mae Brandon  
8536 Stevenswood Road  
Baltimore, Maryland 21244

Re: Case NUMBER: 93-366-A (Item 381)  
8536 Stevenswood Road - 8/8 Stevenswood Road, 220' E of Lantz Road  
2nd Election District - 2nd Councilmanic  
Petitioner(s): Willie Mae Brandon

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before May 9, 1993. The closing date (May 24, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Bill John  
Director

Map to accompany Petition for Zoning Variance ☒ Special Hearing

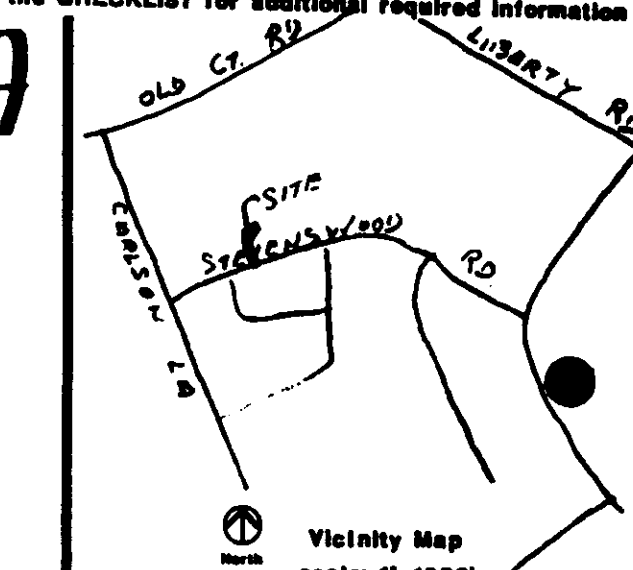
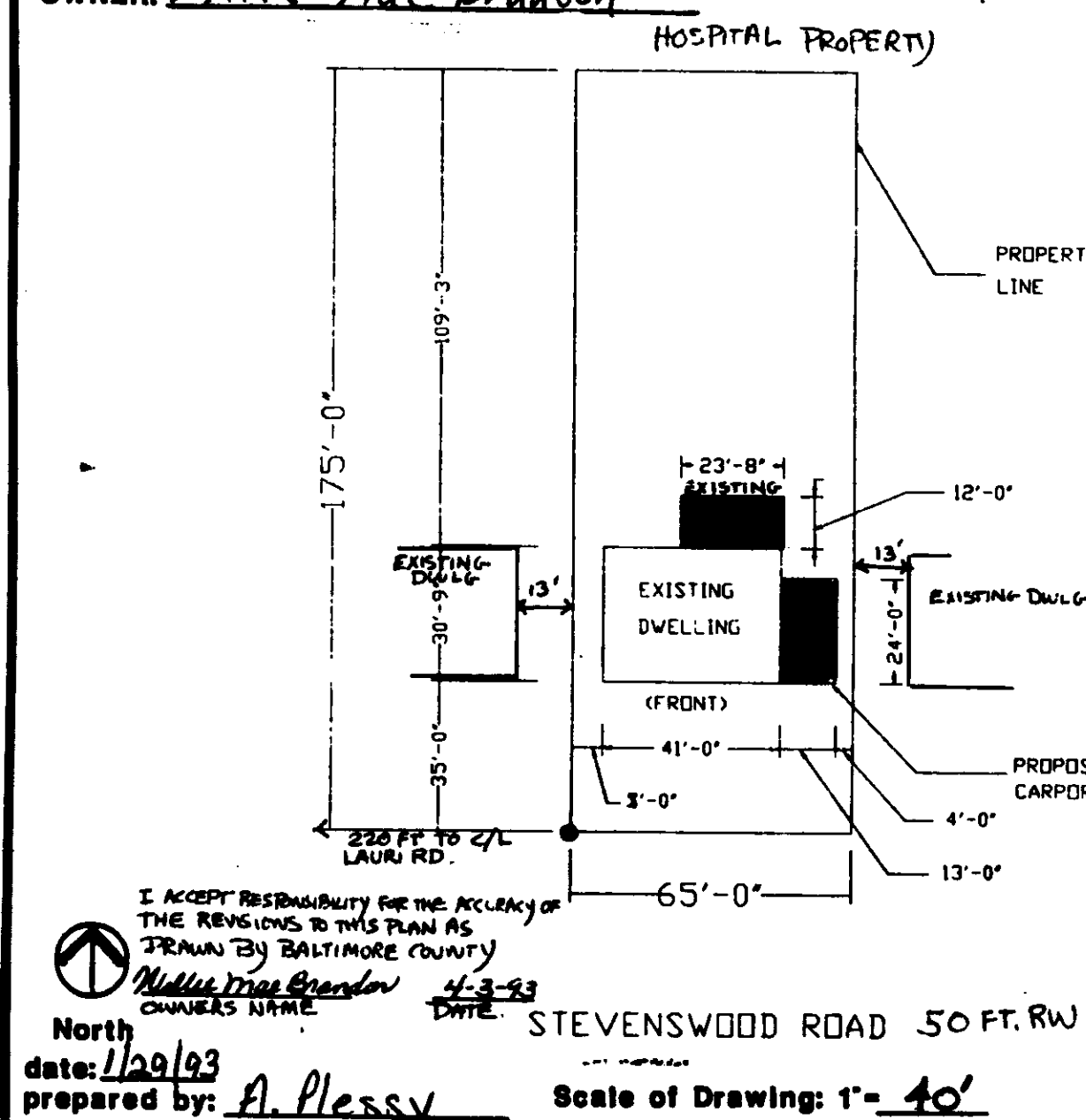
PROPERTY ADDRESS: 8536 Stevenswood Rd.

Subdivision name: Stevenswood

plat book # 27, folio 28, lot # 9, section # 2

OWNER: Willie Mae Brandon

93-366-A



LOCATION INFORMATION

Councilmanic District: 2

Election District: 2

1"=200' scale map: NW 6H

Zoning: DR 5.5

Lot size: .26 ± acre

11,373 square feet

SEWER: ☒

WATER: ☒

Chesapeake Bay Critical Area: ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: [signature]

ITEM #: 381

Printed on Recycled Paper





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	ROCKDALE	N.W. 6-H
DATE OF PHOTOGRAPHY JANUARY 1986		

93-366-A